

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: May 13, 1970

Appeal No. 10381 Marjorie Webster Jr. College, Appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970:

ORDERED:

That the appeal for permission to establish a private elementary school for approximately 40 students at 7611 - 17th Street, N.W., lots 9-11, Square 2745A, be DENIED.

FINDINGS OF FACT:

1. The subject property is located within an R-1-A District.
2. The property is improved with a three-story brick building with an attic which is being used as a dormitory for approximately 20 Marjorie Webster Jr. College students.
3. The Appellant proposes to establish a private elementary school for approximately 40 students.
4. The Board, in Appeal No. 9189, granted permission to the Appellant to use the property for dormitory space for approximately 20 students. The Appellant now wishes to lease the property to the Washington Waldorf School, which plans to utilize the property for three or four classes with approximately 40 children and a teaching and administrative staff of four. The property has sufficient space to provide off-street parking for four vehicles in the existing driveway.
5. This school will operate five days a week and the hours will be from 9:00 a.m. to 3:00 p.m. The school will only have the first grade at the present time.
6. There was considerable neighborhood opposition registered at the Public Hearing to the granting of this Appeal.

OPINION:

We are of the opinion that the use of the subject premises as a school is likely to become objectionable to neighboring property because of noise, traffic, number of students or objectionable conditions.

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Further we are of the opinion that the requested relief cannot be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

GEORGE A. GROGAN
Secretary of the Board